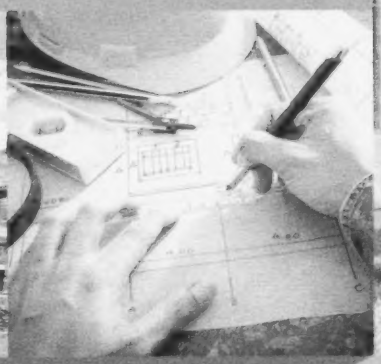
HOUSING NOW TABLES
Halifax CMA

Date Released: April 2018



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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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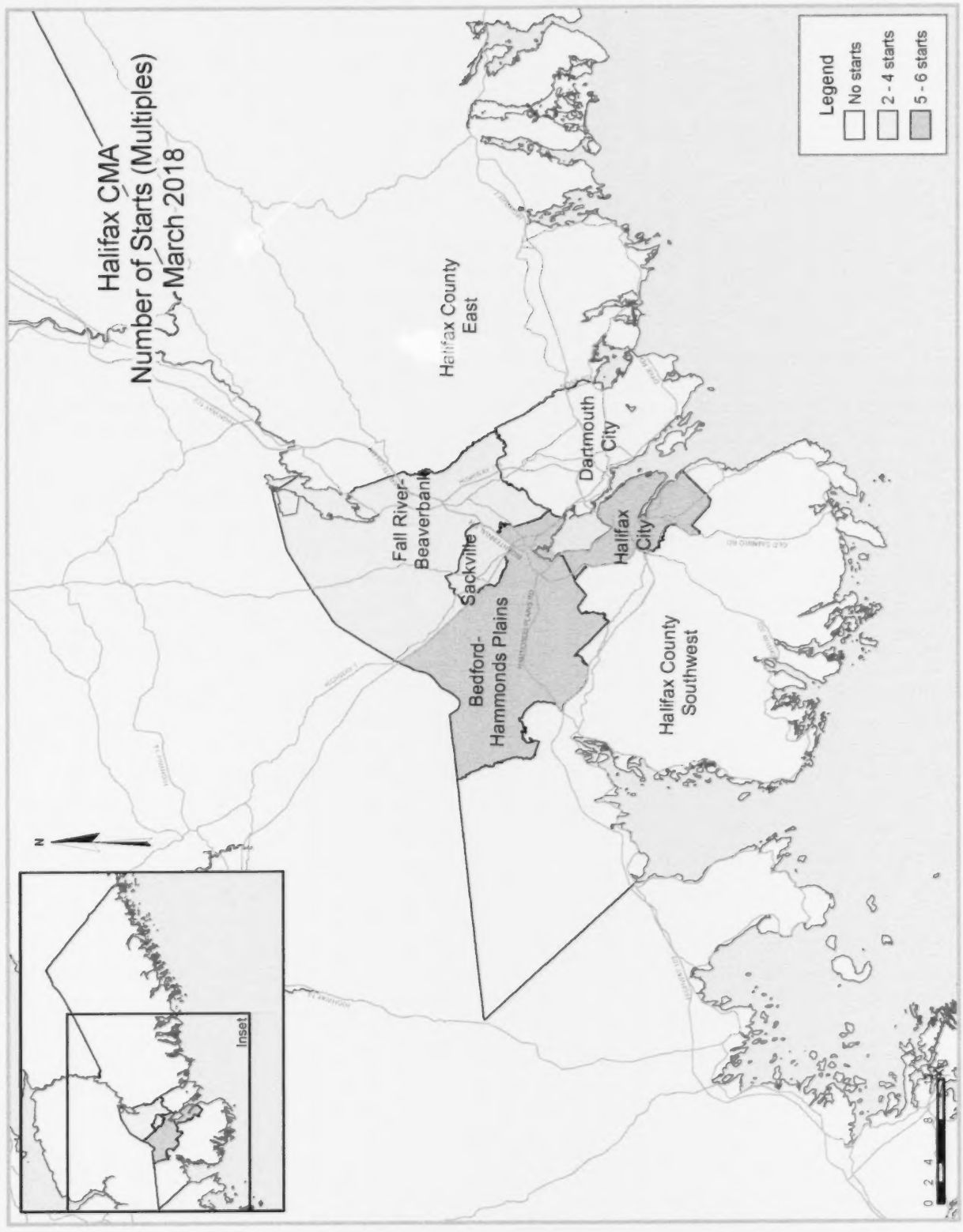
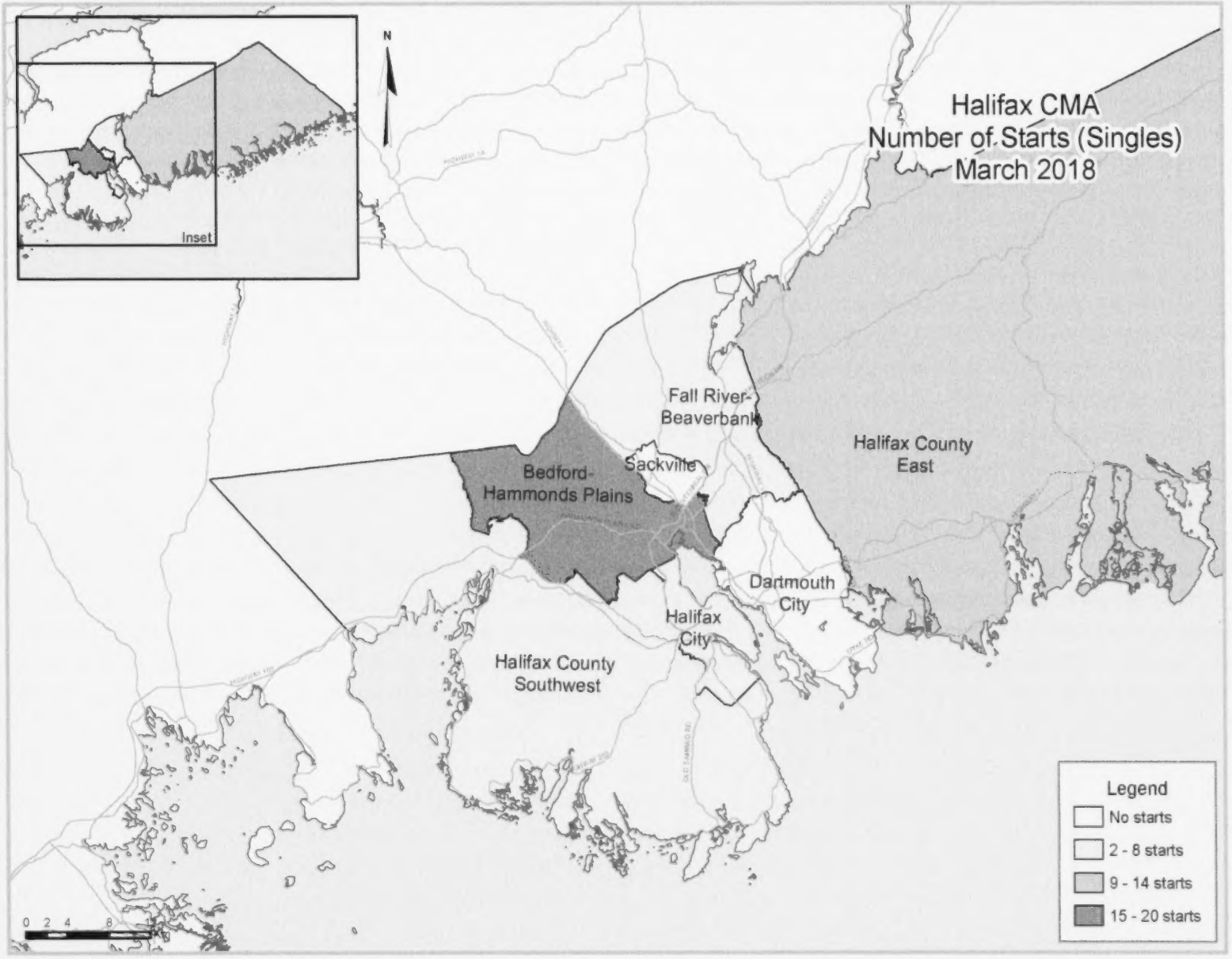
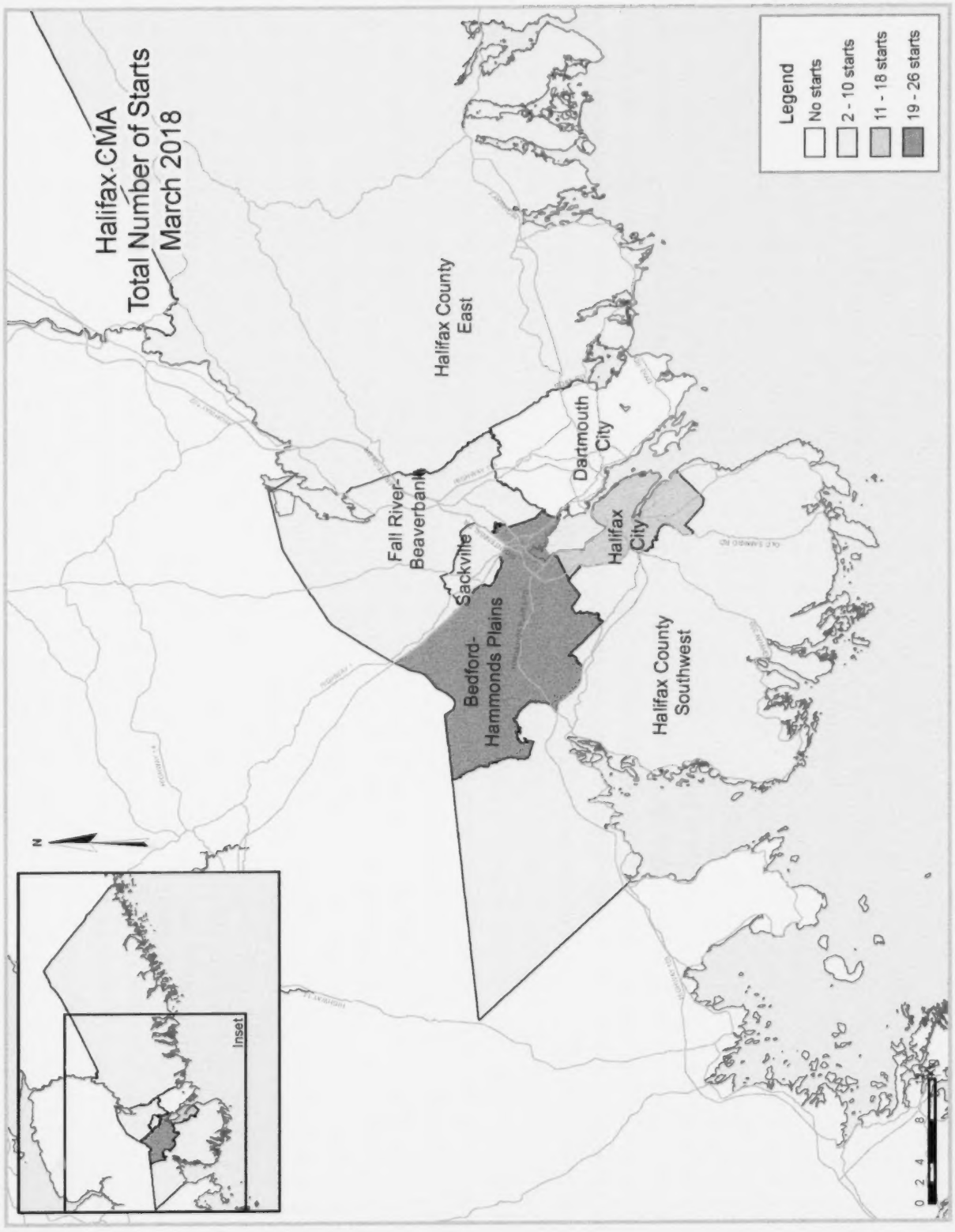
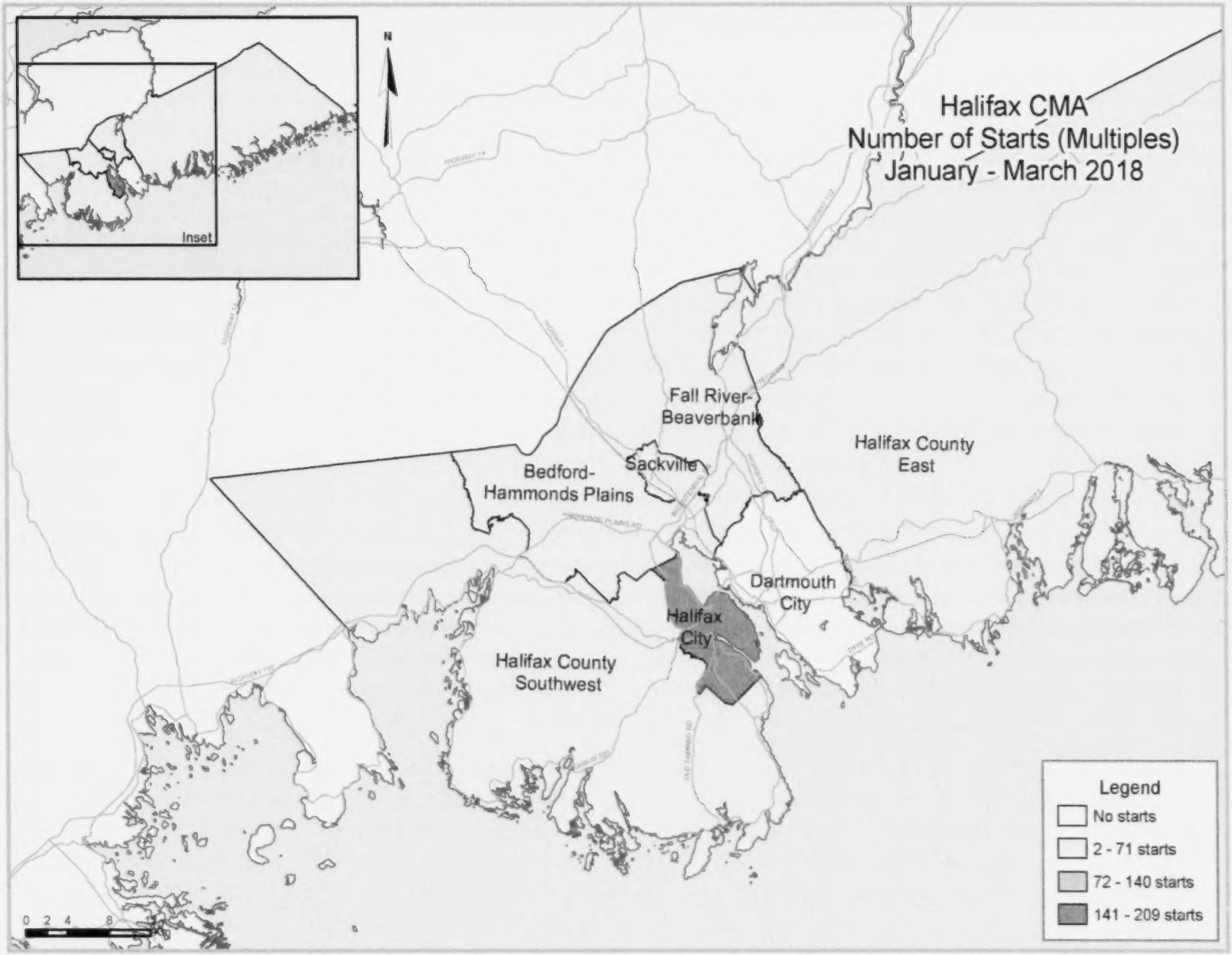
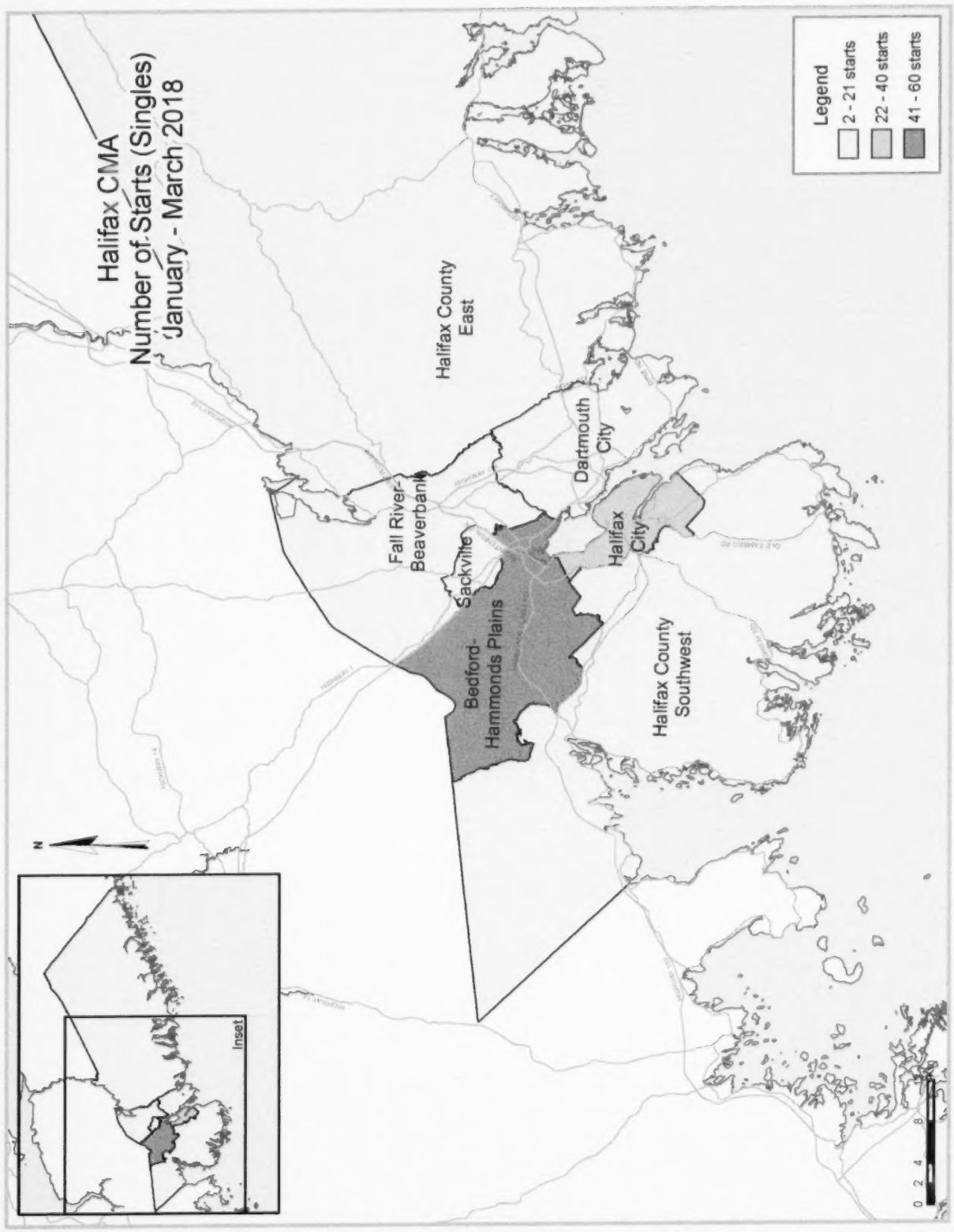
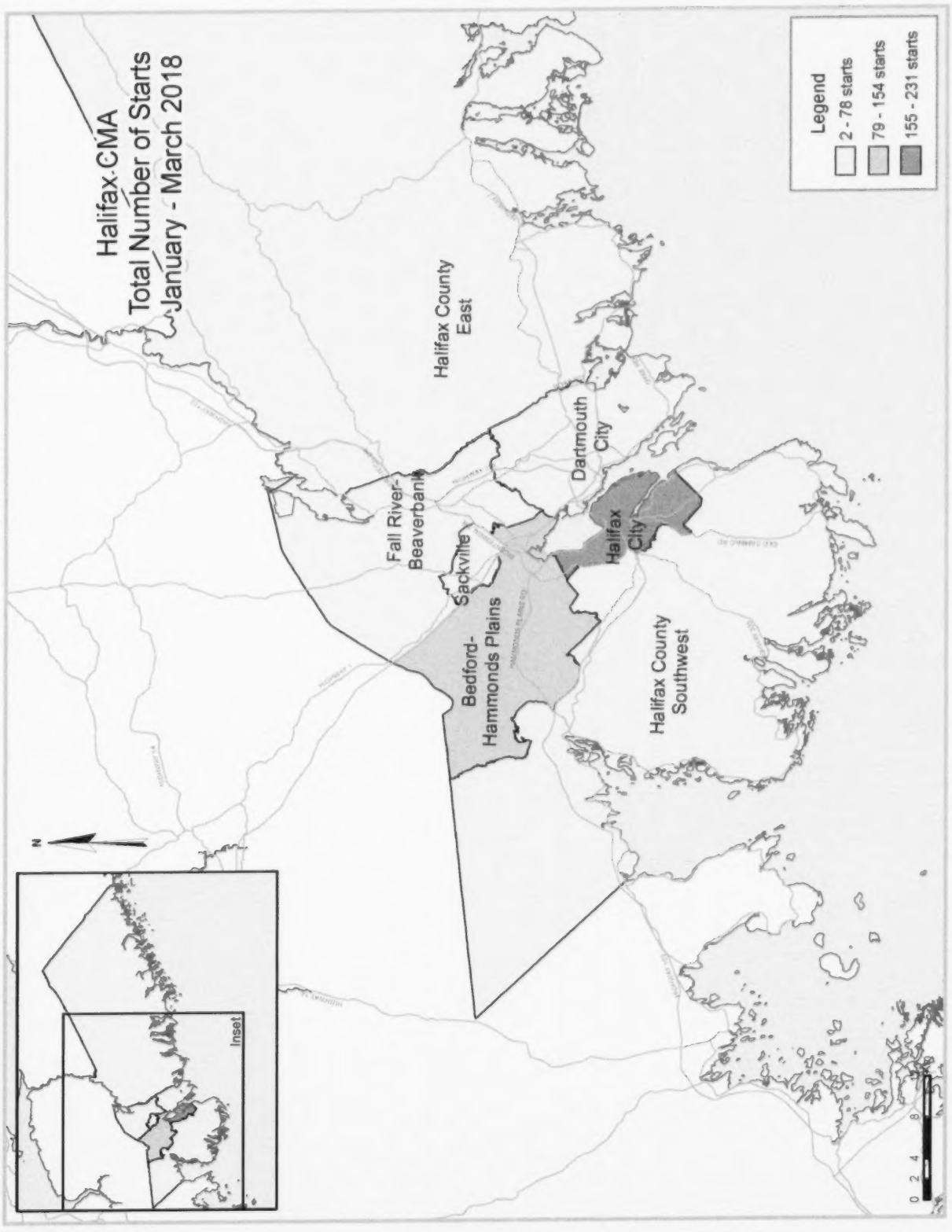

Halifax CMA
Number of Starts (Multiples)
March 2018
Legend
No starts
2 - 4 starts
5 - 6 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
March 2018
Inset
N
Fall River-
Beaverbank
Halifax County
East
Sackville
Bedford-
Hammonds Plains
Dartmouth
City
Halifax
City
Halifax County
Southwest
Legend
No starts
2 - 8 starts
9 - 14 starts
15 - 20 starts
0 2 4 8


Halifax CMA
Total Number of Starts
March 2018
Legend
No starts
2 - 10 starts
11 - 18 starts
19 - 26 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - March 2018
Inset
N
Fall River-
Beaverbank
Sackville
Bedford-
Hammonds Plains
Halifax County
East
Dartmouth
City
Halifax
City
Halifax County
Southwest
0 2 4 8
Legend
No starts
2 - 71 starts
72 - 140 starts
141 - 209 starts


Halifax CMA
Number of Starts (Singles)
January - March 2018
Legend
2 - 21 starts
22 - 40 starts
41 - 60 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - March 2018
Legend
2 - 78 starts
79 - 154 starts
155 - 231 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
N
Inset
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2018		
Halifax CMA[1]	February 2018	March 2018
Trend[2]	2,676	2,175
SAAR	2,503	1,007
	March 2017	March 2018
Actual		
March - Single-Detached	26	41
March - Multiples	2	16
March - Total	28	57
January to March - Single-Detached	88	125
January to March - Multiples	406	256
January to March - Total	494	381

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2018	41	16	0	0	0	0	0	0	57
March 2017	24	2	0	0	0	0	2	0	28
% Change	70.8	**	n/a	n/a	n/a	n/a	-100.0	n/a	103.6
Year-to-date 2018	112	18	36	0	0	77	17	121	381
Year-to-date 2017	76	6	22	0	0	0	15	375	494
% Change	47.4	200.0	63.6	n/a	n/a	n/a	13.3	-67.7	-22.9
UNDER CONSTRUCTION									
March 2018	478	92	64	0	0	481	23	2,826	3,964
March 2017	320	112	92	0	0	407	11	2,783	3,737
% Change	49.4	-17.9	-30.4	n/a	n/a	18.2	109.1	1.5	6.1
COMPLETIONS									
March 2018	47	6	5	0	0	0	1	69	128
March 2017	53	16	3	1	0	0	10	222	305
% Change	-11.3	-62.5	66.7	-100.0	n/a	n/a	-90.0	-68.9	-58.0
Year-to-date 2018	163	24	8	0	0	0	16	370	581
Year-to-date 2017	135	32	16	1	16	71	35	244	550
% Change	20.7	-25.0	-50.0	-100.0	-100.0	-100.0	-54.3	51.6	5.6
COMPLETED & NOT ABSORBED									
March 2018	92	32	22	0	0	66	n/a	n/a	212
March 2017	68	19	20	1	5	73	n/a	n/a	186
% Change	35.3	68.4	10.0	-100.0	-100.0	-9.6	n/a	n/a	14.0
ABSORBED									
March 2018	53	19	3	0	0	2	n/a	n/a	77
March 2017	53	4	4	0	4	2	n/a	n/a	67
% Change	0.0	**	-25.0	n/a	-100.0	0.0	n/a	n/a	14.9
Year-to-date 2018	162	40	6	1	0	5	n/a	n/a	214
Year-to-date 2017	134	21	18	0	11	49	n/a	n/a	233
% Change	20.9	90.5	-66.7	n/a	-100.0	-89.8	n/a	n/a	-8.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
March 2018	7	6	0	0	0	0	0	0	13
March 2017	8	2	0	0	0	0	0	0	10
Dartmouth City									
March 2018	0	0	0	0	0	0	0	0	0
March 2017	1	0	0	0	0	0	0	0	1
Bedford-Hammonds Plains									
March 2018	20	6	0	0	0	0	0	0	26
March 2017	2	0	0	0	0	0	0	0	2
Sackville									
March 2018	0	2	0	0	0	0	0	0	2
March 2017	1	0	0	0	0	0	2	0	3
Fall River - Beaverbank									
March 2018	2	2	0	0	0	0	0	0	4
March 2017	1	0	0	0	0	0	0	0	1
Halifax County East									
March 2018	9	0	0	0	0	0	0	0	9
March 2017	7	0	0	0	0	0	0	0	7
Halifax County Southwest									
March 2018	3	0	0	0	0	0	0	0	3
March 2017	4	0	0	0	0	0	0	0	4
Halifax CMA									
March 2018	41	16	0	0	0	0	0	0	57
March 2017	24	2	0	0	0	0	2	0	28

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
March 2018	127	40	16	0	0	431	4	2,399	3,017
March 2017	71	60	25	0	0	407	4	2,329	2,896
Dartmouth City									
March 2018	23	10	0	0	0	50	1	25	109
March 2017	18	26	7	0	0	0	0	60	111
Bedford-Hammonds Plains									
March 2018	163	12	33	0	0	0	4	339	551
March 2017	103	8	43	0	0	0	4	195	353
Sackville									
March 2018	2	20	0	0	0	0	13	51	86
March 2017	4	12	3	0	0	0	3	199	221
Fall River - Beaverbank									
March 2018	33	2	0	0	0	0	0	0	35
March 2017	30	4	3	0	0	0	0	0	37
Halifax County East									
March 2018	56	2	11	0	0	0	1	12	82
March 2017	39	0	6	0	0	0	0	0	57
Halifax County Southwest									
March 2018	74	6	4	0	0	0	0	0	84
March 2017	55	2	5	0	0	0	0	0	62
Halifax CMA									
March 2018	478	92	64	0	0	481	23	2,826	3,964
March 2017	320	112	92	0	0	407	11	2,783	3,737

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
March 2018	3	2	5	0	0	0	0	63	73
March 2017	6	4	0	0	0	0	0	155	165
Dartmouth City									
March 2018	2	0	0	0	0	0	0	6	8
March 2017	4	10	0	0	0	0	0	0	14
Bedford-Hammonds Plains									
March 2018	13	0	0	0	0	0	1	0	14
March 2017	9	0	3	0	0	0	1	67	80
Sackville									
March 2018	1	0	0	0	0	0	0	0	1
March 2017	1	0	0	0	0	0	2	0	3
Fall River - Beaverbank									
March 2018	5	0	0	0	0	0	0	0	5
March 2017	2	0	0	0	0	0	4	0	6
Halifax County East									
March 2018	17	2	0	0	0	0	0	0	19
March 2017	16	2	0	0	0	0	3	0	21
Halifax County Southwest									
March 2018	6	2	0	0	0	0	0	0	8
March 2017	15	0	0	1	0	0	0	0	16
Halifax CMA									
March 2018	47	6	5	0	0	0	1	69	128
March 2017	53	16	3	1	0	0	10	222	305

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
March 2018	38	15	9	0	0	0	n/a	n/a	62
March 2017	17	5	10	0	0	0	n/a	n/a	32
Dartmouth City									
March 2018	7	15	4	0	0	66	n/a	n/a	92
March 2017	13	9	5	0	5	71	n/a	n/a	103
Bedford-Hammonds Plains									
March 2018	22	1	9	0	0	0	n/a	n/a	32
March 2017	12	0	3	0	0	0	n/a	n/a	15
Sackville									
March 2018	4	1	0	0	0	0	n/a	n/a	5
March 2017	3	1	2	0	0	2	n/a	n/a	8
Fall River - Beaverbank									
March 2018	7	0	0	0	0	0	n/a	n/a	7
March 2017	8	3	0	0	0	0	n/a	n/a	11
Halifax County East									
March 2018	4	0	0	0	0	0	n/a	n/a	4
March 2017	6	1	0	0	0	0	n/a	n/a	7
Halifax County Southwest									
March 2018	10	0	0	0	0	0	n/a	n/a	10
March 2017	9	0	0	1	0	0	n/a	n/a	10
Halifax CMA									
March 2018	92	32	22	0	0	66	n/a	n/a	212
March 2017	68	19	20	1	5	73	n/a	n/a	186

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
March 2018	6	9	3	0	0	0	n/a	n/a	18
March 2017	6	2	1	0	0	2	n/a	n/a	11
Dartmouth City									
March 2018	3	5	0	0	0	2	n/a	n/a	10
March 2017	4	1	0	0	4	0	n/a	n/a	9
Bedford-Hammonds Plains									
March 2018	14	0	0	0	0	0	n/a	n/a	14
March 2017	7	0	2	0	0	0	n/a	n/a	9
Sackville									
March 2018	4	1	0	0	0	0	n/a	n/a	5
March 2017	1	0	0	0	0	0	n/a	n/a	1
Fall River - Beaverbank									
March 2018	5	0	0	0	0	0	n/a	n/a	5
March 2017	3	0	0	0	0	0	n/a	n/a	3
Halifax County East									
March 2018	17	2	0	0	0	0	n/a	n/a	19
March 2017	16	1	0	0	0	0	n/a	n/a	17
Halifax County Southwest									
March 2018	4	2	0	0	0	0	n/a	n/a	6
March 2017	16	0	1	0	0	0	n/a	n/a	17
Halifax CMA									
March 2018	53	19	3	0	0	2	n/a	n/a	77
March 2017	53	4	4	0	4	2	n/a	n/a	67

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	699	112	58	0	0	134	57	1,692	2,752
% Change	37.1	-24.3	-37.6	-100.0	n/a	-54.6	-37.4	45.0	19.4
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	% Change
Halifax City	7	8	6	2	0	0	0	0	13	10	30.0
Dartmouth City	0	1	0	0	0	0	0	0	0	1	-100.0
Bedford-Hammonds Plains	20	2	6	0	0	0	0	0	26	2	**
Sackville	0	3	2	0	0	0	0	0	2	3	-33.3
Fall River - Beaverbank	2	1	2	0	0	0	0	0	4	1	**
Halifax County East	9	7	0	0	0	0	0	0	9	7	28.6
Halifax County Southwest	3	4	0	0	0	0	0	0	3	4	-25.0
Halifax CMA	41	26	16	2	0	0	0	0	57	28	103.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	22	19	6	2	5	8	198	375	231	404	-42.8
Dartmouth City	2	3	0	2	0	0	0	0	2	5	-60.0
Bedford-Hammonds Plains	60	28	8	0	28	14	0	0	96	42	128.6
Sackville	2	3	2	0	0	3	0	0	4	6	-33.3
Fall River - Beaverbank	9	10	2	2	0	0	0	0	11	12	-8.3
Halifax County East	13	13	0	0	3	0	0	0	16	13	23.1
Halifax County Southwest	17	12	0	0	4	0	0	0	21	12	75.0
Halifax CMA	125	88	18	6	40	25	198	375	381	494	-22.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Halifax City	0	0	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	5	8	0	0	77	0	121	375
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	24	14	4	0	0	0	0	0
Sackville	0	0	0	3	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	0	0	0	0	0	0	0
Halifax County Southwest	4	0	0	0	0	0	0	0
Halifax CMA	36	22	4	3	77	0	121	375

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Halifax City	13	10	0	0	0	0	13	10
Dartmouth City	0	1	0	0	0	0	0	1
Bedford-Hammonds Plains	26	2	0	0	0	0	26	2
Sackville	2	1	0	0	0	2	2	3
Fall River - Beaverbank	4	1	0	0	0	0	4	1
Halifax County East	9	7	0	0	0	0	9	7
Halifax County Southwest	3	4	0	0	0	0	3	4
Halifax CMA	57	26	0	0	0	2	57	28

Table 2.5: Starts by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	33	29	77	0	121	375	231	404
Dartmouth City	1	4	0	0	1	1	2	5
Bedford-Hammonds Plains	85	37	0	0	11	5	96	42
Sackville	2	1	0	0	2	5	4	6
Fall River - Beaverbank	11	10	0	0	0	2	11	12
Halifax County East	15	13	0	0	1	0	16	13
Halifax County Southwest	19	10	0	0	2	2	21	12
Halifax CMA	166	104	77	0	138	390	381	494

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	% Change
Halifax City	3	6	2	4	5	0	63	155	73	165	-55.8
Dartmouth City	2	4	0	10	0	0	6	0	8	14	-42.9
Bedford-Hammonds Plains	14	10	0	0	0	3	0	67	14	80	-82.5
Sackville	1	3	0	0	0	0	0	0	1	3	-66.7
Fall River - Beaverbank	5	2	0	0	0	4	0	0	5	6	-16.7
Halifax County East	17	16	2	2	0	3	0	0	19	21	-9.5
Halifax County Southwest	6	16	2	0	0	0	0	0	8	16	-50.0
Halifax CMA	48	57	6	16	5	10	69	222	128	305	-58.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	37	23	2	12	5	14	363	155	407	204	99.5
Dartmouth City	13	10	4	10	0	19	6	71	23	110	-79.1
Bedford-Hammonds Plains	51	38	0	0	3	7	1	89	55	134	-59.0
Sackville	6	6	14	0	0	0	0	0	20	6	**
Fall River - Beaverbank	18	14	0	6	0	12	0	0	18	32	-43.8
Halifax County East	30	26	2	4	0	3	0	0	32	33	-3.0
Halifax County Southwest	24	31	2	0	0	0	0	0	26	31	-16.1
Halifax CMA	179	148	24	32	8	55	370	315	581	550	5.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Halifax City	5	0	0	0	0	0	63	155
Dartmouth City	0	0	0	0	0	0	6	0
Bedford-Hammonds Plains	0	3	0	0	0	0	0	67
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	4	0	0	0	0
Halifax County East	0	0	0	3	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	5	3	0	7	0	0	69	222

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	5	10	0	4	0	0	363	155
Dartmouth City	0	19	0	0	0	71	6	0
Bedford-Hammonds Plains	3	3	0	4	0	0	1	89
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	12	0	0	0	0
Halifax County East	0	0	0	3	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	8	32	0	23	0	71	370	244

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Halifax City	10	10	0	0	63	155	73	165
Dartmouth City	2	14	0	0	6	0	8	14
Bedford-Hammonds Plains	13	12	0	0	1	68	14	80
Sackville	1	1	0	0	0	2	1	3
Fall River - Beaverbank	5	2	0	0	0	4	5	6
Halifax County East	19	18	0	0	0	3	19	21
Halifax County Southwest	8	15	0	1	0	0	8	16
Halifax CMA	58	72	0	1	70	232	128	305

Table 3.5: Completions by Submarket and by Intended Market January - March 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	44	45	0	0	363	159	407	204
Dartmouth City	16	22	0	87	7	1	23	110
Bedford-Hammonds Plains	45	36	0	0	10	98	55	134
Sackville	17	4	0	0	3	2	20	6
Fall River - Beaverbank	18	18	0	0	0	14	18	32
Halifax County East	31	30	0	0	1	3	32	33
Halifax County Southwest	24	28	0	1	2	2	26	31
Halifax CMA	195	183	0	88	386	279	581	550

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
March 2018	1	16.7	0	0.0	2	33.3	0	0.0	3	50.0	6	-	-
March 2017	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	-
Year-to-date 2018	5	17.9	8	28.6	5	17.9	6	21.4	4	14.3	28	-	-
Year-to-date 2017	2	9.1	3	13.6	5	22.7	2	9.1	10	45.5	22	-	-
Dartmouth City													
March 2018	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
March 2017	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	-	-
Year-to-date 2018	3	27.3	5	45.5	1	9.1	1	9.1	1	9.1	11	-	-
Year-to-date 2017	4	40.0	2	20.0	2	20.0	0	0.0	2	20.0	10	-	-
Bedford-Hammonds Plains													
March 2018	0	0.0	1	7.1	3	21.4	8	57.1	2	14.3	14	-	-
March 2017	1	14.3	0	0.0	1	14.3	1	14.3	4	57.1	7	-	-
Year-to-date 2018	0	0.0	2	4.5	7	15.9	21	47.7	14	31.8	44	-	599,409
Year-to-date 2017	1	3.4	1	3.4	3	10.3	11	37.9	13	44.8	29	-	-
Sackville													
March 2018	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	317,050
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	1	11.1	8	88.9	0	0.0	0	0.0	0	0.0	9	-	331,211
Year-to-date 2017	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	-	-
Fall River - Beaverbank													
March 2018	1	20.0	2	40.0	0	0.0	2	40.0	0	0.0	5	-	-
March 2017	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Year-to-date 2018	2	11.8	8	47.1	2	11.8	2	11.8	3	17.6	17	-	-
Year-to-date 2017	3	23.1	4	30.8	1	7.7	4	30.8	1	7.7	13	-	293,975
Halifax County East													
March 2018	9	52.9	5	29.4	2	11.8	1	5.9	0	0.0	17	-	309,811
March 2017	8	50.0	3	18.8	3	18.8	1	6.3	1	6.3	16	-	330,960
Year-to-date 2018	15	50.0	12	40.0	2	6.7	1	3.3	0	0.0	30	-	309,811
Year-to-date 2017	14	51.9	8	29.6	3	11.1	1	3.7	1	3.7	27	-	325,511
Halifax County Southwest													
March 2018	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
March 2017	0	0.0	8	50.0	5	31.3	2	12.5	1	6.3	16	-	424,200
Year-to-date 2018	5	22.7	8	36.4	2	9.1	5	22.7	2	9.1	22	-	368,750
Year-to-date 2017	0	0.0	11	36.7	8	26.7	7	23.3	4	13.3	30	-	424,200
Halifax CMA													
March 2018	15	28.3	15	28.3	7	13.2	11	20.8	5	9.4	53	-	392,304
March 2017	11	20.8	12	22.6	11	20.8	7	13.2	12	22.6	53	-	466,162
Year-to-date 2018	31	19.3	51	31.7	19	11.8	36	22.4	24	14.9	161	407,500	436,047
Year-to-date 2017	25	18.7	29	21.6	22	16.4	26	19.4	32	23.9	134	-	503,586

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2018						
Submarket	March 2018	March 2017	% Change	YTD 2018	YTD 2017	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	599,409	-	n/a
Sackville	317,050	-	n/a	331,211	-	n/a
Fall River - Beaverbank	-	-	n/a	-	293,975	n/a
Halifax County East	309,811	330,960	-6.4	309,811	325,511	-4.8
Halifax County Southwest	-	424,200	n/a	368,750	424,200	-13.1
Halifax CMA	392,304	466,162	-15.8	436,047	503,586	-13.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Halifax- Dartmouth

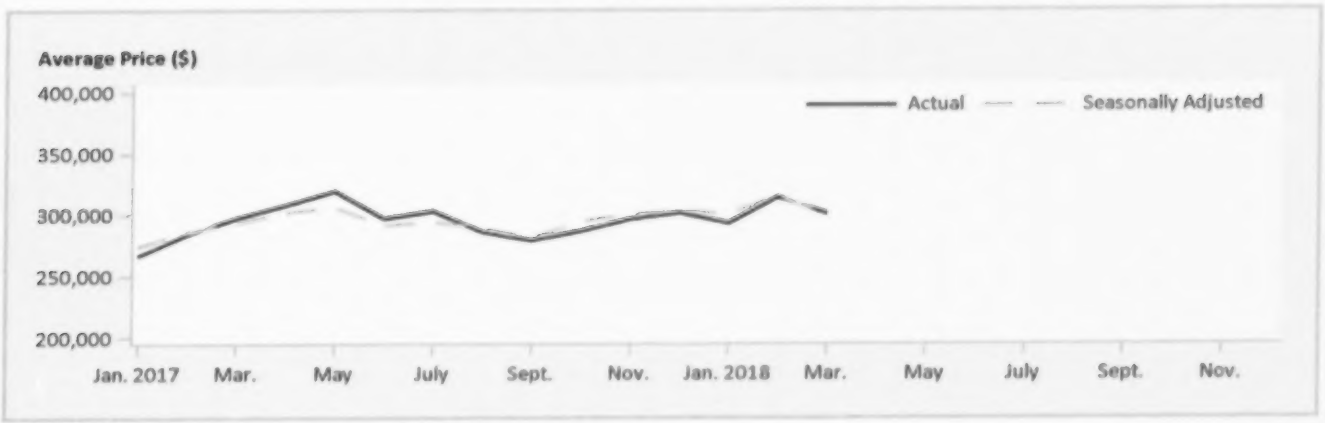


Figure 5.2: MLS® Residential Sales for Halifax- Dartmouth

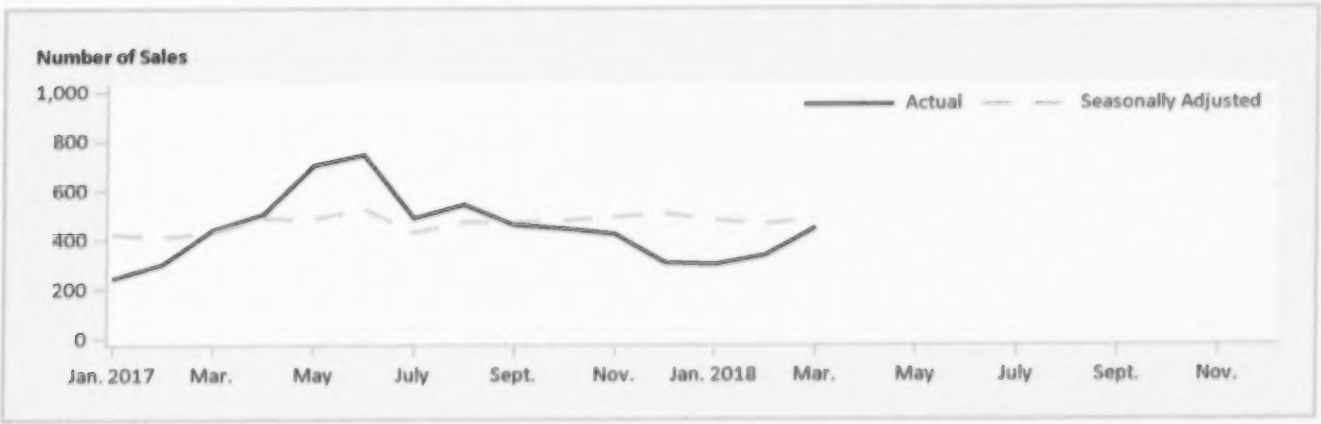
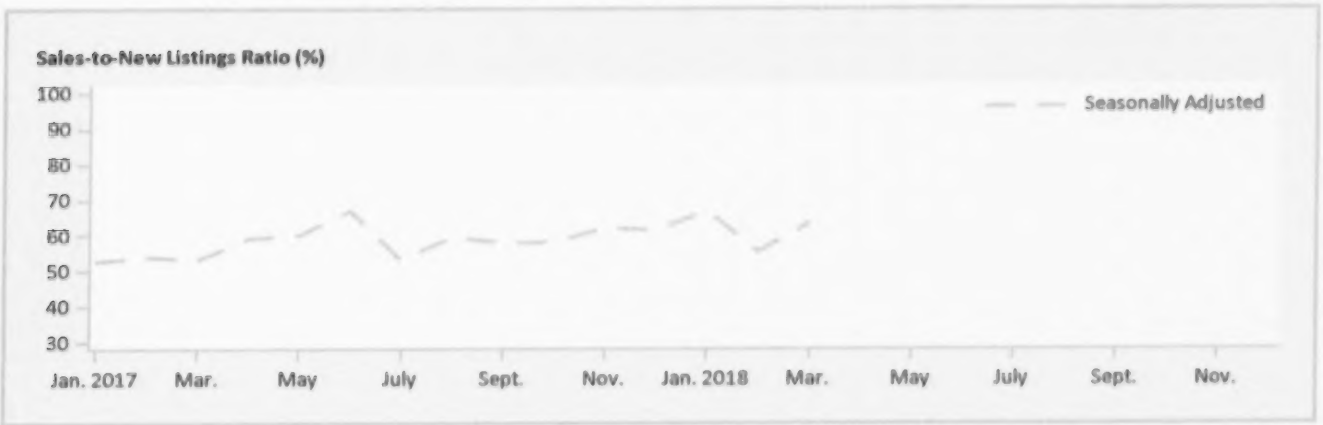


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Halifax- Dartmouth



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
March 2018

		Interest Rates			NHPI, Total, Halifax CMA 2016.12 =100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	130.5	226	6.1	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.3	67.2	871
	March	561	3.14	4.64	100.2	130.7	225	6.5	67.2	878
	April	561	3.14	4.64	100.0	130.9	224	6.7	67.3	880
	May	561	3.14	4.64	100.4	131.1	225	6.9	67.6	882
	June	561	3.14	4.64	100.4	131.2	225	7.0	67.5	880
	July	573	3.14	4.84	100.8	131.3	225	6.9	67.4	886
	August	573	3.14	4.84	100.7	131.4	224	7.3	67.1	891
	September	575	3.09	4.89	100.8	132.2	224	7.3	67.1	901
	October	581	3.24	4.99	101.1	131.6	223	7.4	66.8	906
	November	581	3.24	4.99	101.1	132.0	224	7.3	66.9	908
	December	581	3.24	4.99	101.0	131.5	225	7.0	66.8	906
2018	January	590	3.34	5.14	101.0	132.2	226	6.8	67.1	906
	February	590	3.34	5.14	101.0	133.1	230	6.4	67.7	910
	March	590	3.34	5.14		133.8	233	6.0	68.1	908
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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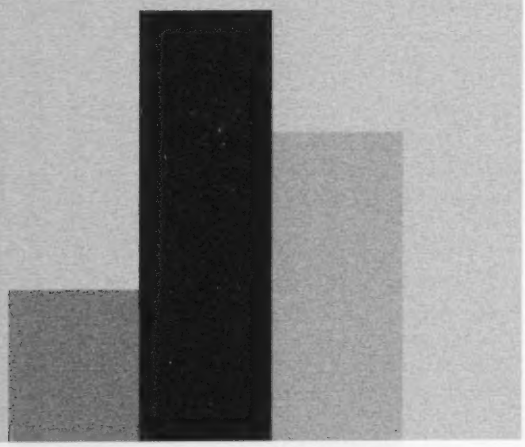

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- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

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- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

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